

8. 2013SP-045-001

95 GLENROSE AVENUE SP

Map 119-02, Parcel(s) 097

Council District 17 (Sandra Moore)

Staff Reviewer: Duane Cuthbertson

A request to rezone from RS5 to SP-MU zoning for property located at 95 Glenrose Avenue, approximately 350 feet east of Foster Avenue, (0.73 acres), to permit general office, warehouse and retail uses, requested by Development Management Group, LLC, applicant; MTLC Properties, LLC, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Permit general office, warehouse and retail use.

Preliminary SP

A request to rezone from Single-Family Residential (RS5) to Specific Plan-Mixed Use (SP-MU) zoning for property located at 95 Glenrose Avenue, approximately 350 feet east of Foster Avenue, (0.73 acres), to permit general office, warehouse and retail use.

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 5 units using the cluster lot option.*

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes general office, warehouse and retail uses.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods

The SP creates new development opportunity in an area where adequate public infrastructure exists, which is preferable to development in areas where new roads have to be constructed, because it does not burden Metro with the cost of maintaining new infrastructure. The proposed development will support the viability of the surrounding area as an urban node. The SP improves the pedestrian environment on Glenrose Avenue by establishing a build-to zone for new buildings on the site, establishing a sidewalk and street trees where they do not exist presently and by limiting curb-cuts.

SOUTH NASHVILLE COMMUNITY PLAN

Neighborhood Urban (NU) policy NU is intended for fairly intense, expansive areas that are intended to contain a significant amount of residential development, but are planned to be mixed use in character. Predominant uses in these areas include a variety of housing, public benefit uses, commercial activities and mixed-use development. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Consistent with Policy?

Yes, the request is consistent with the NU land use policy. The request provides additional retail and office opportunity that will support the development of the Foster Avenue and Glenrose Avenue node to the west. The SP also permits a warehouse use which serve as a transition between existing industrial uses and zoning to the north and the intended mixed use node to the west.

Site Details

This site is situated on the south side of Glenrose Avenue east of Foster Avenue. The site abuts I-440 to the south. Industrially zoned and utilized property is located to the north of the site. A single-family dwelling is located to the east between the site and I-440. A church is located to the west of the site. The site currently contains a single-family dwelling.

Specific Plan Proposal

The SP will establish a 6,300 square foot office/warehouse building on the site. The SP allows for a future 2,800 square foot expansion of the office/warehouse building for a total of 9,100 square feet of building area. The SP allows a maximum of 0.60 FAR. The SP will permit the building to be used for retail purposes in the future. The building will be limited to one story in height, up to 25 feet. A landscape buffer with a screening fence will separate the development from the existing single-family dwelling to the west.

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The SP proposes limiting vehicular access to the site to one location near the east boundary. Parking will be located beside or behind the building. The SP establishes a sidewalk and landscaping along Glenrose Avenue as well as landscaping around the proposed building and parking area.

Any development standard not addressed by the SP will be guided by the MUN-A zoning district.

ANALYSIS

This request is consistent with the NU land use policy and meets several critical planning goals. Staff recommends approval with conditions.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- If sidewalks are required, indicate a 4 foot grass strip with a 5 foot sidewalk off the back of the existing curb. ~ MPW will work with the developer at Final SP stage to ensure ADA compliance within the ROW.
- All truck access shall be via Foster Ave.
- Developer shall sign exit drive on Glenrose Ave. "No Right Turn by Trucks"

Maximum Uses in Existing Zoning District: **RS5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.73	7.41 D	5 U	48	4	6

Maximum Uses in Proposed Zoning District: **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.73	-	9,100 SF	33	3	3

Traffic changes between maximum: **RS5** and proposed **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-15	-1	-3

WATER SERVICES RECOMMENDATION

Approved as a Preliminary SP only.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions. The proposal is consistent with the site's NU land use policy.

CONDITIONS

1. Permitted land uses are limited to general office, warehouse and retail uses.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUN-A zoning district as of the date of the applicable request or application.
3. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP

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plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

4. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions and disapproved without all conditions (10-0), Consent Agenda

Resolution No. RS2013-229

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-045-001 is Approved with conditions and disapproved without all conditions. (10-0)

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